

Fences

DR002a



How are fences regulated?

Generally, fences are exempt from building permits if they are six feet or less in height. Fences that exceed six feet require a building permit before they are erected or modified. Fences must conform to standards in terms of height, location, fencing type, and neighborhood-specific requirements.

Height

Maximum height is set for each zoning district and must not inhibit sight distance from intersections (refer to Redmond Zoning Code Section 21.52.040, Sight Clearance at Intersection).

Fences in **residential zones** (UR, RA-5, and R-1 through R-30) may be six feet

tall and located anywhere on the lot, in accordance with any additional residential neighborhood regulations that may be required. These neighborhood requirements are outlined at the end of this handout (refer to RZC Section 21.24.060, Additional Residential Neighborhood Requirements). Fences in all other non-residential zones may be eight feet tall and located anywhere on the lot, in accordance with RZC Chapter 21.32, Landscaping.

Fence height is determined differently depending upon the type of fencing chosen and built on site. Figures 1 through 3 below show how to calculate height for standard fences and fences that are associated with a retaining or



rockery wall.

Fences Incorporated into Rockery and Retaining Walls

Combining fences with rockery or retaining walls is often necessitated by sloping property while in other cases this can be purely aesthetic. Fencing and a rockery/retaining wall are

Measuring Height Top edge of slats or Top edge of slats or other fence material Top edge of slats or other fence material other fence material Fence Fence Fence Fence Height Rockery wal Rockery wall Existing grade on site Existing grade on site Existing grade on site Figure 3 Figure 1 Figure 2

considered to be incorporated elements of a fence when they are in proximity of five feet of each other.

Rockery/retaining wall fences are not permitted to exceed eight feet in height, unless a valid justification is presented by the Building Department, Technical Committee, or applicant. Often additional height may be required due to the topography that the fence is to be constructed upon. The proposed fence must not be detrimental to abutting properties or the general public welfare.

To measure the height of fences and rockery/retaining walls together, refer to the methods shown in Figures 2 and 3 on the front page of this handout.

Residential Neighborhood Requirements

Four neighborhoods within the city have special requirements for the erection and modification of fences. Where these special requirements conflict with other fencing regulations, these special requirements will prevail. To determine the neighborhood boundaries, refer to

RZC 21.08, <u>Residential Regulations</u>, Map 8.3, Neighborhood Map.

Prohibited Fence Locations

Fences are not permitted are in critical areas, critical area buffers, native growth protection areas, or designated open space, except when placed as a boundary to the critical area or space, constructed with split rail fencing, and granted approval from the Planning and Community Development Department.

Special Fencing Types

The City permits four special types of fencing. These fencing types are restricted by zones and must comply with the special requirements for each fencing type.

Fencing Type Permitted Zones Speci

Electric Fences UR, RA-5, and R-1 outright permitted.

Electric fences must be used in conjunction with the keeping of large domestic animals when in R-4 through R-30 zones.

Special Requirements

- Signs notifying the public that the fence is electrified and placed every 50 feet;
- Fences and their ancillary equipment must be labeled by a qualified testing agency and installed per the manufacturer's specifications;
- Prohibited when fronting a shoreline public access area (see the Shoreline Master Program: Figure S-1 Shoreline Public Access System Map); and
- 4. Must comply with RMC Chapter 15.12, <u>Electrical Code</u>.

Barbed or Razor Wire

UR, RA-5, and R-1, but not permitted along property lines adjacent to other residential or commercial zones.

- Commercial storage, utility, and public uses may implement barbed wire only on top of a fence at least six feet in height. Barbed wire shall not exceed 18 inches in height; and
- 2. Prohibited when fronting a shoreline public access area (see the Shoreline Master Program: Figure S-1 Shoreline Public Access System Map).

Swimming Pool Fences

All zones.

- All outdoor swimming pools must be surrounded with a fence at least five feet in height; and
- Swimming pool fencing must comply with King County Health Department requirements.

Additional Residential Neighborhood Requirements		
Neighborhood	Applicability	Design Requirements
Education Hill	Fences and walls in the front yard setback or adjacent to public recreational trails.	 42" fences when built in the front setback, except where a home fronts onto an arterial street; No sight-obscuring fencing materials allowed; Fence must be non-solid type, such as split rail fencing or split rail fencing combined with dark-colored vinyl or powder-coated chain link fence; and New gated communities in subdivisions and subdivisions with security fencing are prohibited.
North Redmond (except Wedge Subarea)	Fences and walls in the font yard setback or adjacent to public view corridors and public recreational trails.	 42" fences in any front setback area and 42" fences in any street side or rear setback area adjacent to an identified pedestrian or public view corridor; No sight-obscuring fencing materials allowed; and Fence must be non-solid type, such as split rail fencing or split rail fencing combined with dark-colored vinyl or powder-coated chain link fence.
North Redmond Wedge Subarea	Wedge Subarea as defined in the Comprehensive Plan.	Private residential fences may be constructed and maintained along and west of the western edge of the required maintenance easement for retaining systems on the west side of Redmond-Woodinville Road.
Willows/Rose Hill	Fences in the front yard setback.	 42" fences are required throughout the neighborhood; New gated communities in subdivisions and subdivisions with security fencing are prohibited.

Applicable Code Sections

RZC 21.24: Fences

RZC 21.32: Landscaping

RZC 21.52.040: Sight Clearance at Intersection

RMC 15.12: Electrical Code

Questions: 425-556-2494 or planneroncall@redmond.gov.

You can also visit us in person at the Development Services Center located on the 2nd floor of City Hall. Open Monday through Friday from 8 am to 5 pm.

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